

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1330**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Schoolcraft House; Boos House**
6. Current building name: **Pelham House**
7. Building address: **423 Atwood Street**
8. Owner name: **Harry N. Pelham Jr.**
Owner address: **423 Atwood Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of NW¹/₄ of NE¹/₄ of SE¹/₄ of section 3
10. UTM reference
Zone **13**
Easting: **491800**
Northing: **4446014**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N¹/₂ 10** Block: **48**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **650 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Flared Eave
Porch

22. Architectural style /
building type:

Late 19th and Early
Twentieth Century Revivals
/ Classic Cottage

21. General Architectural Description

Built in the Classic Cottage style, the modest residence at 423 Atwood Street is single-story wood frame dwelling, supported by a low concrete foundation which has been painted yellow and white. The house features a basic rectangular plan, measuring 24' N-S (across) by 28' E-W (deep), with a 20' by 6' open front porch on the east elevation. The house's exterior walls are clad with painted white horizontal wood siding, with 1" by 4" corner boards. The roof is hipped, covered with grey asphalt shingles, and with flared eaves. There is presently no chimney, although one did historically exist. The home's windows are primarily single 1/1 double-hung sash with painted white wood frames and painted blue wood surrounds. A painted white wood-paneled front door, with one upper sash light, and with a metal storm door, is centered on the symmetrical facade. This door leads into the home from a 20' by 6' open wood porch which features tongue-and-groove wood flooring, wood frame knee walls, Tuscan columns, and a hipped roof. A rear entry door leads into an old 8' by 6' shed-roofed extension on the west (rear) elevation.

This property has no garage, although there are two non-historic sheds in the backyard.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the west side of Atwood Street, the fourth house north of 4th Avenue, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The Colorado and Southern Railroad tracks run down the center of Atwood Street, while the neighborhood overall features wide tree-lined streets, uniform house setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1905**
Actual

Source of information:

"Town of Longmont Water Rent Collections" records; Longmont city directories; Sanborn Insurance map, 1906.

26. Architect:
unknown

Source of information:

n/a

27. Builder/ Contractor:
Henry Albert Schoolcraft

Source of information:

"Town of Longmont Water Rent Collections" records; Longmont city directories.

28. Original owner:
Henry Albert Schoolcraft

Source of information:

"Town of Longmont Water Rent Collections" records; Longmont city directories.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

The house at 423 Atwood Street was constructed in about 1905. The dwelling is depicted on the 1906 Sanborn Insurance map, and Longmont water rent collection records indicate that water service began in 1906. The house's address, 423 Atwood Street, is not listed in the 1906 Longmont city directory; however, it does appear in the 1910-1911 directory as the rental residence of Stanton S. and Mabel Hinegardner. Henry Albert Schoolcraft, the home's original owner, was also almost undoubtedly its builder. He was a carpenter and contractor, and he and other members of the Schoolcraft family built several houses in the 400 block of Atwood Street beginning with the family's original residence at 436 Atwood in the early 1890s. Other home's owned and built by the Schoolcraft family were located at 418, 419, and 427 Atwood Street.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This house was built circa 1905, and was owned through at least 1919 by Henry A. "Albert" Schoolcraft. A carpenter and contractor, Albert built this residence and several others in the 400 block of Atwood Street in the early 1900s. According to Longmont city directories, Schoolcraft lived briefly next door to the south at 419 Atwood, before moving to 427 Atwood, next door to the north. Schoolcraft owned all three homes (at 419, 423, and 427 Atwood) until at least 1919. The Schoolcraft family's original residence was at 435 Atwood Street.

According to Longmont city directories, this property's earliest known residents were Stanton S. and Mabel Hinegardner. In 1910, Mr. Hinegardner was employed as a cook at the New Oxford Restaurant. Subsequent tenants included A.E. Forney (late 1910s), C.J. Brown (early 1920s), and A.A. Tobin (late 1920s). In the early 1930s, the home was occupied by Lemuel and Flossie Cowan, who earned their living as farmers. Then, in 1936, 423 Atwood became the home of John and Catherine (Katie) Boos. Among the region's Germans from Russia population, the Boos family had moved to Longmont from Ellis, Kansas. John Boos had been born in Russia on January 10, 1883, while Catherine had been born in that country on February 10, 1884. The couple were married in Russia in 1902, and immigrated to America not long afterward. Mr. and Mrs. Boos lived in Kansas until 1936 where they worked as farmers, while raising a family of eleven children. After moving to Longmont, and purchasing this house on Atwood Street, the Boos family continued to work as farmers. John Boos passed away here in the family's Atwood Street home, in September 1955 at the age of 73. Catherine Boos died a decade later in September 1965 at the age of 81. They were survived by their eleven children - sons John, Alex, Clarence, Jacob and Nick, and daughters Florina, Dorothy, Pauline, Julia, Margaret, and Emma.

This property's next owner and resident of note was Mary Florence Worth. Mrs. Worth moved here not long after the death of her husband in 1963, and lived here until shortly before her own death in October 1992. She had been born on May 19, 1902 in Big Clifty, Kentucky, the daughter of William and Susan Woolridge. Mary moved to Platteville, Colorado from Caldwell, Texas in 1919, and then to Longmont in 1920. She was married to Ross I. Worth on October 27, 1926. He passed away on January 24, 1963.

In the early-1990s, 423 Atwood evidently became a rental; however, it has been owned and occupied by its current owner, Harry Pelham, since June 1996.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"John Boos Dies Here on Sunday." *Longmont Times-Call*, September 26, 1955, p. 1.

"Mary Florence Worth." *Longmont Times-Call*, October 21, 1992, p. 9-A.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated April 1906, June 1911, March 1918, June 1930, and June 1959.

"Services Held Today for Mrs. Catherine Boos." *Longmont Times-Call*, September 7, 1965, p. 3.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **ca. 1905-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, 1907-1953. The house is also architecturally notable, under Criterion C, for its representation of the Classic Cottage style of architecture. The property's significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property, though, may be considered eligible to be individually listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house would qualify as a contributing resource within the district's newly expanded boundaries.

43. Assessment of historic physical integrity related to significance:

This property displays a relatively high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions to the original structure, except perhaps for a small shed-roofed rear extension.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house could be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-36**

Frame(s): **17-18**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **April 22, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**